



COUNTY OF LINCOLN, NORTH CAROLINA

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092

PLANNING AND INSPECTIONS DEPARTMENT
704-736-8440 OFFICE
704-732-9010 FAX

To: Alex Patton, Board of Commissioners Chairman

George Wood, County Manager

Jeff Frushtick, Planning Board Chairman

From: Randy Hawkins, Zoning Administrator

Date: August 30, 2011

Re: PD #2011-2

The Village at Stonecastle LLC, applicant

Parcel ID# 32044 and 79143

The following information is for use by the Lincoln County Board of Commissioners and the Planning Board at their joint meeting/public hearing on September 12, 2011.

Request

The applicant is requesting the rezoning of 11.1 acres from R-SF (Residential Single-Family) to PD-R (Planned Development Residential) to permit a development with 12 "twin home" condominium units and seven lots for single-family houses. PD-R is a zoning option provided under the Lincoln County Unified Development Ordinance to encourage a mix of housing types, allowing a density bonus in return for the provision of a higher quality development.

Site Area & Description

The property is located on the north side of Graham Road at Captains Way and borders Lake Norman. It is adjoined by property zoned R-SF and R-S (Residential Suburban). Land uses in this area include condominiums and single-family homes. Public water and sewer are available at this location. The Lincoln County Land Use Plan designates this area as Suburban Residential, an area that's primarily single-family in character but suitable for a limited amount of town home or patio home development, with projected densities of upwards of 1-2 units per acre.



Planned Development Rezoning Application

Lincoln County Planning and Inspections Department
Zoning Administrator
302 N. Academy St., Lincolnton, NC 28092
Phone: (704)736-8440 Fax: (704)732-9010

PART I

Applicant Name THE VILLAGE AT STONECASTLE, LLC

Applicant Address P.O. Box 32066, Charlotte, NC 28232

Applicant Phone Number 704-347-1044 / 704-921-3333

Property Owner Name THE VILLAGE AT STONECASTLE, LLC

Property Owner Address P.O. Box 32066, Charlotte, NC 28232

Property Owner Phone Number 704-347-1044 / 704-921-3333

PART II

Property Location GRAHAM ROAD @ CAPTAINS WAY

4613-32-9075

Property ID (10 digits) 4613-42-0509 Property size 11.7 AC

32044

1831

240

Parcel # (5 digits) 79143 Deed Book(s) 2005 Page(s) 653

PART III

Existing Zoning District R-SF Proposed Zoning District PD - R

Briefly describe how the property is being used and any existing structures.

VACANT

Briefly described the proposed planned development.

PLEASE SEE ATTACHED DEVELOPMENT STANDARDS

***SEE PLANNING DEPT. FOR PLANNED DEVELOPMENT FEES.**

I hereby certify that all knowledge of the information provided for this application and attachments is true and correct
to the best of my knowledge.

Jerry Alan Reese
Applicant's Signature Jerry Alan Reese - Manager

07/20/2011
Date

Designer: LANDWORKS DESIGN GROUP, PA

ATTN: MATT LANGSTON

P.O. Box 78060

CHARLOTTE, NC 28271

704-841-1604 x 701



LINCOLN COUNTY PLANNING & INSPECTIONS DEPARTMENT

302 NORTH ACADEMY STREET, SUITE A, LINCOLNTON, NORTH CAROLINA 28092
704-736-8440 OFFICE 704-736-8434 INSPECTION REQUEST LINE 704-732-9010 FAX

Zoning Amendment

Statement of Consistency and Reasonableness

Adopted by the Lincoln County Planning Board on _____

Case No. **PD #2011-2**

Applicant **The Village at Stonecastle, LLC.**

Parcel ID# **32044 and 79143**

Location **north side of Graham Road at Captains Way**

Proposed amendment **Rezone from R-SF to PD-R**

This proposed amendment is

- consistent
- inconsistent

with the Lincoln County Comprehensive Land Use Plan and other adopted plans in that:

This proposed amendment is

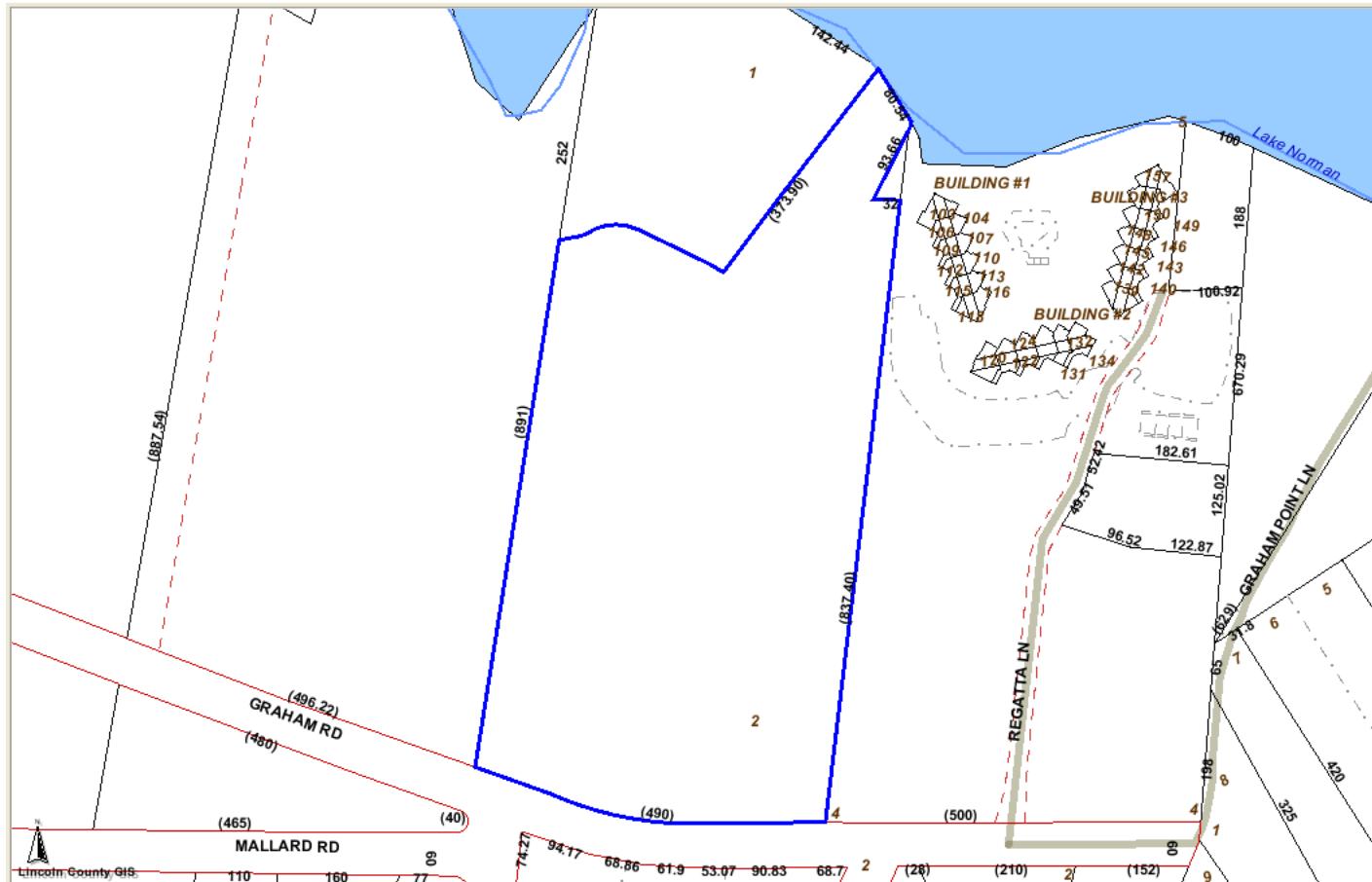
- reasonable and in the public interest
- not reasonable and not in the public interest

in that:



Lincoln County, NC

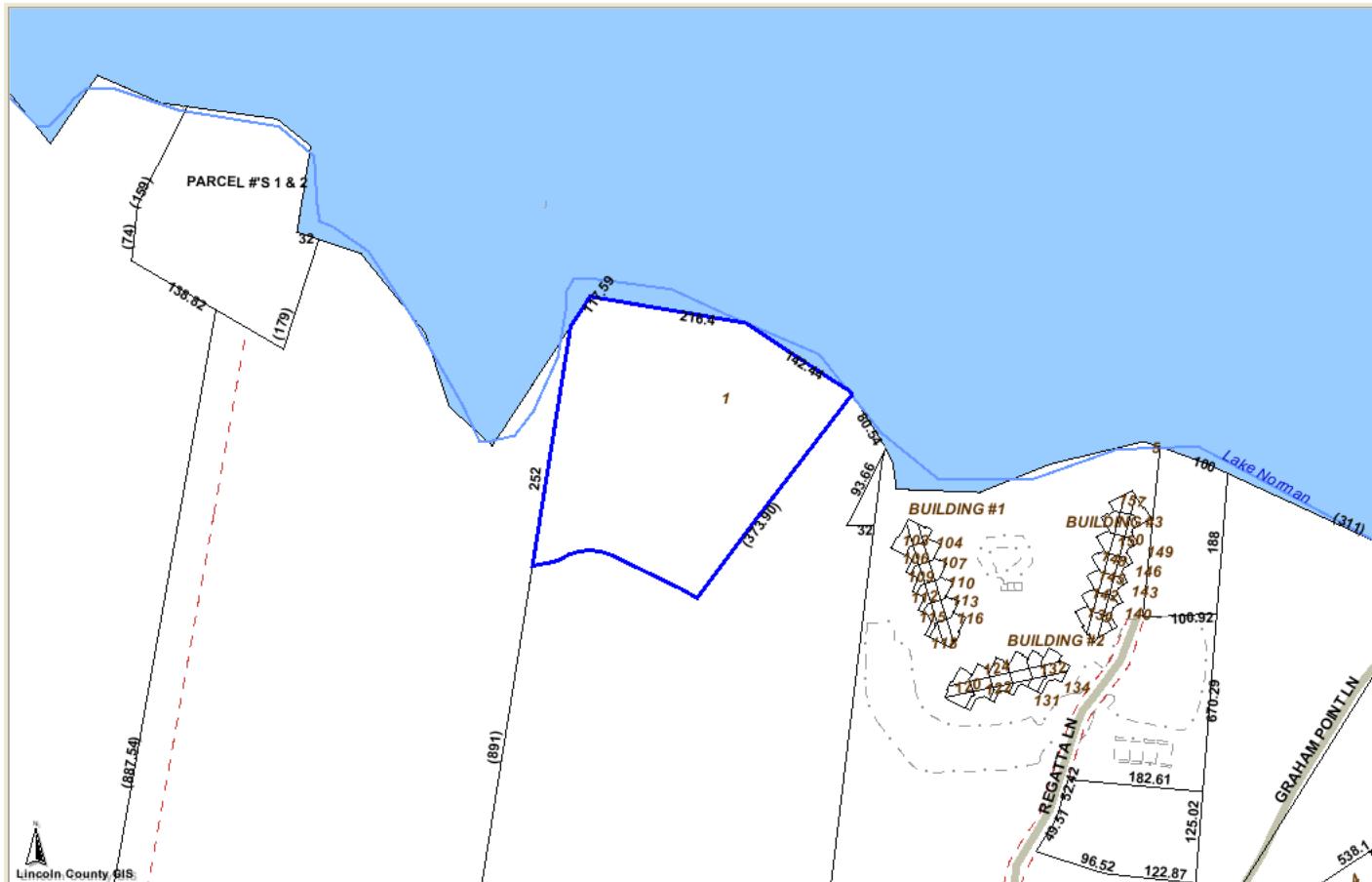
Office of the Tax Administrator, GIS Mapping Division
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 the information contained on this map. This map is not to be used for land
 conveyance. The map is based on NC State Plane Coordinate System 1983 NAD.
Date: 7/27/2011 Scale: 1 Inch = 250 Feet





Lincoln County, NC

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PHOTOS		PARCEL INFORMATION FOR 4613-42-0509																																																																																					
																																																																																							
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Community Involvement Meeting report

PD #2011-2

The Village at Stonecastle, LLC, applicant

A community involvement meeting on this rezoning request was held on Aug. 16, 2011, at Unity Presbyterian Church. Jerry Reese, head of The Village at Stonecastle, and Matt Langston of Landworks Design Group talked about the proposed development and answered questions. About 40 people attended the meeting. Following is a summary of the comments, questions and answers.

Jerry Reese: I've owned this property for 10 years, first in my own name and then as Stonecastle. I bought this property for my retirement home. I started working on the plan in 2005. We were going to start it in 2006 or 2007, but as most people know there was a sewer moratorium imposed. Then the recession hit. The development is designed to be gated, with a very nice wall along Graham Road. There will no driveways along Graham Road. We're going to have very strict architectural controls. Both the single-family homes and the two-unit dwellings will have to have at least 50% stone veneer. The twin homes are for folks who want to stay in the community but don't want the responsibility of keeping up a yard. You won't be able to tell the difference between the single-family homes and the, basically, nice duplexes. They would be sold as condos. Each of the three lots on the lake will have private docks. There would not be a community dock. It's low density, substantially lower than the development next door. I wouldn't call it upscale, but it's definitely headed in that direction. Each of the twin-home units would be about 2,500 square feet. It's designed for everything to blend together in a village-type atmosphere.

We're concerned about adding more traffic to Graham Road. We have a lot of walkers.

I have a neighbor who couldn't be here who is concerned about water pressure.

Jerry Reese: There's a new waterline that's been put in (along Graham Road).

If this is rezoned, can it change to a different plan?

Jerry Reese: No, this is specific.

Do you have a time frame to start this?

Jerry Reese: No. We'll start it as soon as the market allows.

There's no buffer planned at the rear of the lots adjoining the Hideaway Condominiums property. What bothers me is that homeowners could come in and take the trees down.

Jerry Reese: You've got people paying a sizeable sum for these lots. I think they would want to keep the trees.

Would it be mass graded?

Matt Langston: There's opportunity to preserve trees.

Jerry Reese: You'd have less grading than if you put 20 single-family lots there.

I'm concerned about the drainage.

Jerry Reese: You've got a significant amount of area that is open. What we've done with this design is limit the impervious area (of the twin-home section) to 24 percent or less.

If I build a \$700,000 house, do I want a duplex behind me?

Matt Langston: What you've got is a 5,000-square-foot house (with two units).

Graham Road is not wide enough now. We need to improve the infrastructure in the area before we approve more development. We've been neglected down here. We have sewer where I live but no water.

Would you commit to straightening out the road and putting a sidewalk along Graham Road instead of putting a wall there? You also need a left-hand turn there.

Why can't they put smaller homes there?

They've tripled our taxes because people are building \$1 million houses around me.

I think the twin homes would devalue your property. When it comes to a vote, I vote to keep it single-family.

We've dredged that cove. My concern is that it will fill up during construction.

Matt Langston: We'll have significant erosion control.

You should put a natural buffer easement where that land drains, similar to what you do at the lake edge.

Matt Langston: We'll take a look at that.

I remember a similar meeting before Hideaway was built. We said the traffic was going to be horrible. It wasn't horrible. We said there were going to be other problems. You're wonderful neighbors. I think we need to step back. A larger condominium complex is sitting here complaining about a smaller project.

You've got a pretty good layout, a pretty good plan. But we're going to have a problem with traffic converging (at the intersection of Graham Road and Captains Way). I would like to see a little cooperation with DOT and see how you can reconfigure it.



Lincoln County Planning and Inspections Dept.

Zoning Application Background and Staff Comments

Application #

PD #2011-2

IDENTIFYING DATA

Parcel ID: 32044 and 79143

Location of property: north side of Graham Road at Captains Way, bordering Lake Norman

Name of current property owner: The Village at Stonecastle, LLC

Address of current property owner: P.O. Box 32066, Charlotte, NC 28232

Date of application: received July 27, 2011

ZONING INFORMATION

Current zoning: R-SF

Current use: undeveloped land

Property size: 11.1 acres

Proposed zoning: PD-R (Planned Development Residential)

Proposed uses: 12 "twin home" condominium units and seven lots for single-family houses

Description of request: rezoning to Planned Development district

Comments: Development in a PD district is subject to an approved master plan. In this case, the proposed master plan includes a site plan and development standards.

LAND USE PLAN CLASSIFICATION

The Lincoln County Land Use Plan classifies this property as Suburban Residential, an area that is primarily single-family in character but suitable for a limited amount of town home or patio home development, with projected densities of upwards of 1-2 units per acre.

ENVIRONMENTAL

Soil types:

- 54% of site is Cecil sandy clay loam, 2-8% slopes (eroded), well suited for building site development.
- 46% of site is Pacolet sandy loam, 8-15% slopes, moderately suited for building site development.

Water supply watershed classification: WS-IV Critical Area. Single-family development is limited to no more than two homes per acre. Multi-family development is limited to an impervious coverage of 24 percent under the low-density option, or 50 percent with engineered stormwater controls and the issuance of a watershed conditional use permit.

HYDROLOGICAL CONDITIONS

Flood panel number: 4613

Zone: X – No Flood Hazard – for 95.4% of site. AE – Special Flood Hazard Area with base flood elevation determined – for 4.6% of site.

TRANSPORTATION

Is a traffic impact analysis required for this request? no

What is the average daily traffic count on Graham Road? Approximately 1,600 near Unity Church Road.

ADDITIONAL INFORMATION

What are the adjoining land uses and zoning?

- North: Lake Norman
- East: Hideway Condominiums, zoned R-S (Residential Suburban)
- South (opposite side of Graham Road): Vacant lot and single-family homes, zoned R-SF
- West: Undeveloped tract, zoned R-SF

List of potential uses under existing zoning: Site-built or modular homes in a conventional subdivision with lots at least 22,500 square feet (0.52 acres) in size, or a cluster subdivision with a minimum lot size of 5,000 square feet and a maximum density of 1.5 units per acre.

List of potential uses under proposed zoning: 12 “twin home” condominium units and seven lots for single-family houses.

RECREATION AND OPEN SPACE

Minimum requirement under Unified Development Ordinance: 12.5%

Proposed: Approximately 31%

BUFFERS

Buffers required by the Unified Development Ordinance: Class A buffer along Graham Road and Class C buffer along most of western boundary. Under the PD-R standards, no buffer is required along eastern boundary adjacent to Hideaway Condominiums. [§2.4.9.B.3(a) No buffer is required where the width of the project's project perimeter lots is equal to or greater than the minimum lot width of the adjoining development or the minimum width required by the zoning district applied to any adjoining undeveloped property.]

STAFF'S RECOMMENDATION AND COMMENTS

Staff recommends approval of the rezoning request. The proposed development is consistent with the Land Use Plan's designation for this area. The proposed density is approximately the same as permitted under the existing zoning. This property is adjacent to a condominium development.

The Village at Stonecastle

Development Standards

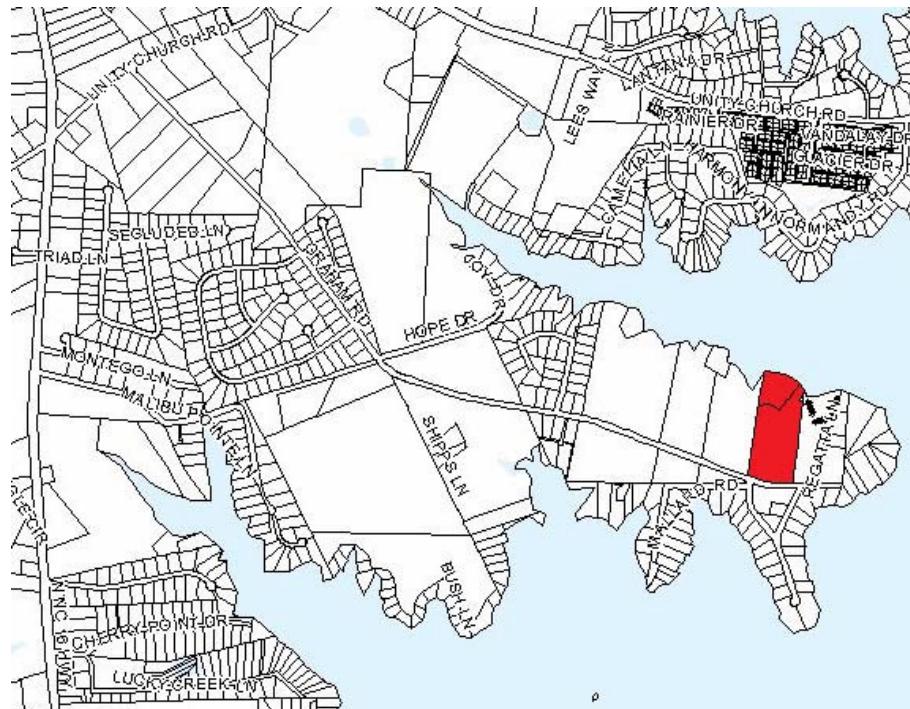
July 14, 2011, rev. August 16, 2011

Project Description:

The project is located in eastern Lincoln County, off Graham Road, across from its intersection with Captains Way. The project consists of two parcels having parcel PIN numbers 4613329075 and 4613420509. The site is roughly 11.7 acres and has approximately 490 feet of frontage along Graham Road. The large tract that lies directly west of the subject property is unimproved, and the parcel directly east is the Hideaway Condominium multi-family residential development.

The Village at Stonecastle is a proposed planned development consisting of a private street with a maximum of 7 single family detached lots and twelve “twin home” attached units. Twin homes are proposed to be two-unit structures constructed in the manner of a large single-family residential home. As configured, four twin home units will share a single auto court (three auto courts total). Each twin home unit will have its own private courtyard area, and the twin home component will lie within a common open space area with maintenance.

The current zoning is R-SF, and the Developer proposes to rezone the site to PD-R zoning, in order to allow the mix of twin home and single-family detached dwellings. Should the developer acquire the property directly to the west, it is his desire to develop essentially a mirror-image of the plan, resulting in a grand entrance boulevard with



medians, and flanked by twin homes, with single family detached lots lying deeper within the development.

General Provisions

The development depicted on the site plan is intended to reflect the general character of the development. Final lot configuration, placement, and site elements may be altered or modified within the limits of the Ordinance as described in Section 9.5.13, and the standards established within these conditional notes during the design development and construction phases. Any major modification will require resubmittal to the Board of Commissioners.

Development Standards

The developer proposes the following standards for the development of the Village at Stonecastle. Unless otherwise approved as a part of the rezoning site plan or as part of these development standards, the Lincoln County Unified Development Ordinance (UDO) shall prevail when developing the site.

Density

The development shall consist of a private street with a maximum of 7 single family detached lots and twelve “twin home” attached units, for an overall density of approximately 1.65 DU/ac.

Permitted Uses

Permitted uses shall be limited to single family detached residential and two-unit attached residential dwellings, along with any incidental or accessory uses permitted by right or as described under prescribed standards in Article 4, specific Use Standards in the Lincoln County UDO. Uses permitted in the common open space areas may include: landscaping, fences, walls, berms, sidewalks and pathways, recreational uses, storm water facilities, and entry signage & monumentation.

Parking

Parking shall be provided in accordance with the Lincoln County UDO for single family detached and for two family structures.

Open Space and Buffers

The Lincoln County UDO requires 12.5% common open space be provided. The project will provide a minimum of 31% common open space, which is labeled on the rezoning site plan. The development proposes a Type ‘A’ buffer along the Graham Road frontage, as well as a Type ‘C’ buffer along the western property line. Should the developer acquire and develop the property directly to the west, he reserves the right to eliminate the western Type ‘C’ buffer in order to provide a more cohesive appearance to the development.

Storm Water

The development proposes to utilize the “Low Density” option of the Lincoln County storm water management regulations. The twin home component will remain under 24% impervious surface. Should the development exceed the impervious requirements for low density development, the developer will construct water quality device(s) as required to meet the county storm water management regulations.

Homeowners Association

The developer will establish a homeowner’s association (HOA) which will be responsible for maintaining all private roadways, rights-of-way, and common areas. The documents for the organization of the HOA shall be filed with the recorded final plat.

Improvements to Graham Road

The developer will coordinate with NCDOT regarding the possible reconfiguration of the Captains Way / Graham Road intersection, in order to incorporate access into the subject property.

Amendments to the Approved Rezoning Plan

It is understood that the owner or owners of the property must apply for any future amendments to the Development Standards and/or site plan, in accordance with the provisions of the Lincoln County UDO, Section 9.5.13.

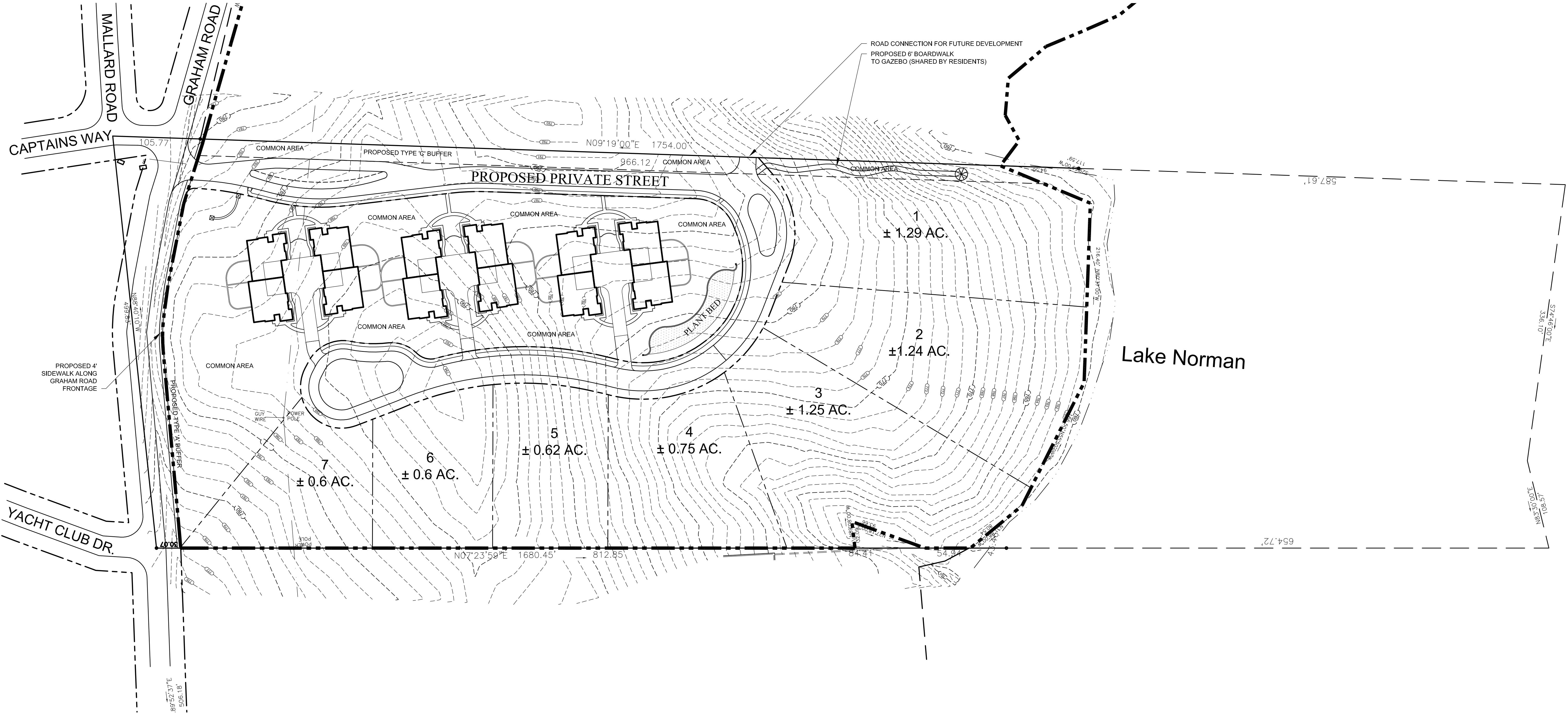
Architectural Standards (added 8/16/11)

It is the intent of this project to utilize architecture and site amenities to create a unique sense of place, quality of construction, and longevity. Therefore, the exterior wall materials of the residential structures (excluding windows, doors, and trim), shall consist of brick and/or stone veneers, with stone veneer comprising at least 50% of the wall surface areas. Example photographs are provided below. Upon successful rezoning, the developer will develop detailed architectural standards which will be applied to residential structures within the development.



The twin home attached units will be designed to emulate the exterior elevation of a large single-family home. Exterior wall material requirements will be the same for single-family and twin home structures. Courtyards will be separated by a 5' ht. masonry wall and the shared motor courts will be screened from view by a 5' ht. masonry wall and landscaping. Example elevation sketch is provided below.





EXISTING SITE DATA

PIN #: 4613329075, 4613420509
TOTAL SITE AREA: 11.7 AC ±
EXIST. ZONING: R-SF

DEVELOPMENT DATA

DEVELOP AS: PD-R ZONING
PROPOSED # OF LOTS: 7 SF LOTS PLUS TWIN-HOME
COMMON AREA REQUIRED: CONDOMINIUMS (12 CONDO UNITS)
COMMON AREA PROVIDED: 12.5% (1.44 AC)
AREA ALLOCATED FOR TWIN HOMES: 3.8 AC ±
3.4 AC ±

NOTES

1. TWIN-HOME COMPONENT QUALIFIES FOR LOW-DENSITY DEVELOPMENT STANDARDS WITH REGARD TO WATERSHED PROTECTION (LESS THAN 24% BUILT-UPON AREA).
2. DEVELOPER RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THE FINAL LOT LINE CONFIGURATION (IN COMPLIANCE WITH THE LINCOLN COUNTY PLATTING PROCESS). TOTAL # OF LOTS AND DENSITY WILL REMAIN UNCHANGED.
3. DEVELOPER WILL INSTALL STREET TREES ALONG THE ENTIRETY OF PROPOSED PRIVATE ROAD IN ACCORDANCE WITH LINCOLN COUNTY UDO GUIDELINES.
4. DEVELOPER WILL COORDINATE WITH NCDOT REGARDING FINAL ALIGNMENT OF DRIVEWAY CONNECTION TO GRAHAM ROAD.
5. THE PROPOSED DEVELOPMENT WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
6. THE DEVELOPER WILL PROVIDE A SIDEWALK ON ONE SIDE OF THE PROPOSED STREET IN ACCORDANCE WITH THE LINCOLN COUNTY UDO.
7. LOTS 1-3 WILL HAVE PRIVATE BOAT SLIPS IN ACCORDANCE WITH LOCAL ORDINANCE REQUIREMENTS.



REVISIONS:

No.	Date	By	Description
1	8/16/11	MDL	REVISED SHORELINE BOUNDARY, ADD NOTE #7
2	8/19/11	MDL	ADDED SIDEWALK AT GRAHAM ROAD